

Delegated Report

Householder Planning Application

Planning Application No: 20250957

Location: 27 Vigilant Way Gravesend Kent DA12 4PW

Description: Erection of a single storey side extension.

Applicant: Mr Mohammed Farhan Moghal

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Drawing No: S02 Rev P1 (Proposed Block Plan)
- Drawing No: S04 Rev P2 (Proposed Plans and Elevations)
- Drawing No: S03 Rev P1 (Existing Plans and Elevations)
- Drawing No: S01 Rev P1 (Site Location Map and Existing Block Plan)

Superseded

- ~~Drawing No: S04 Rev P1 (Proposed Plans and Elevations)~~

Relevant Planning History

No relevant planning history.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) sets out those policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and The review found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02 due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure a sufficient land supply exists to

meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2024), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2024)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Technical Housing Standards – Nationally Described Space Standard (2015)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

The application was advertised by way of letters to 5 surrounding properties. The consultation period expired on 20.10.2025 and no comments were received.

Analysis

Proposal

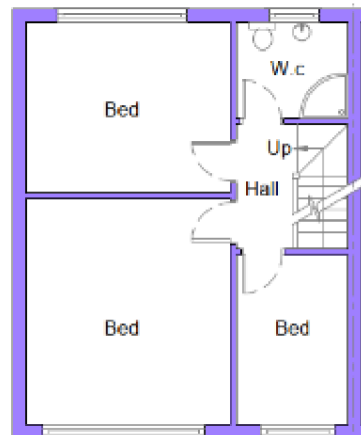
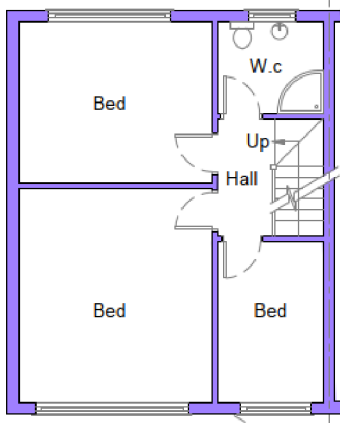
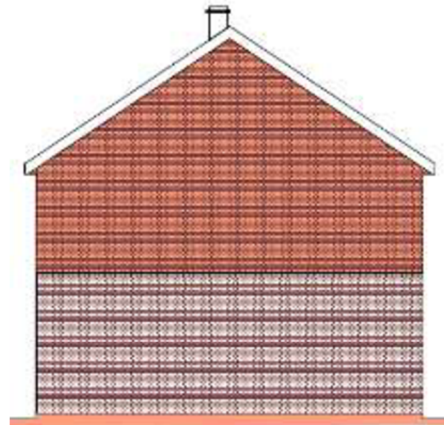
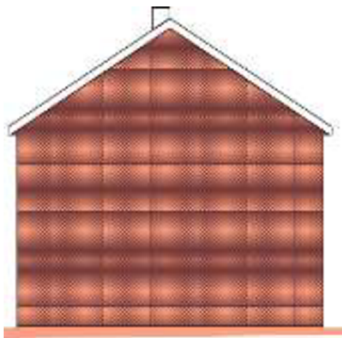
The proposal seeks to erect a single storey side extension.

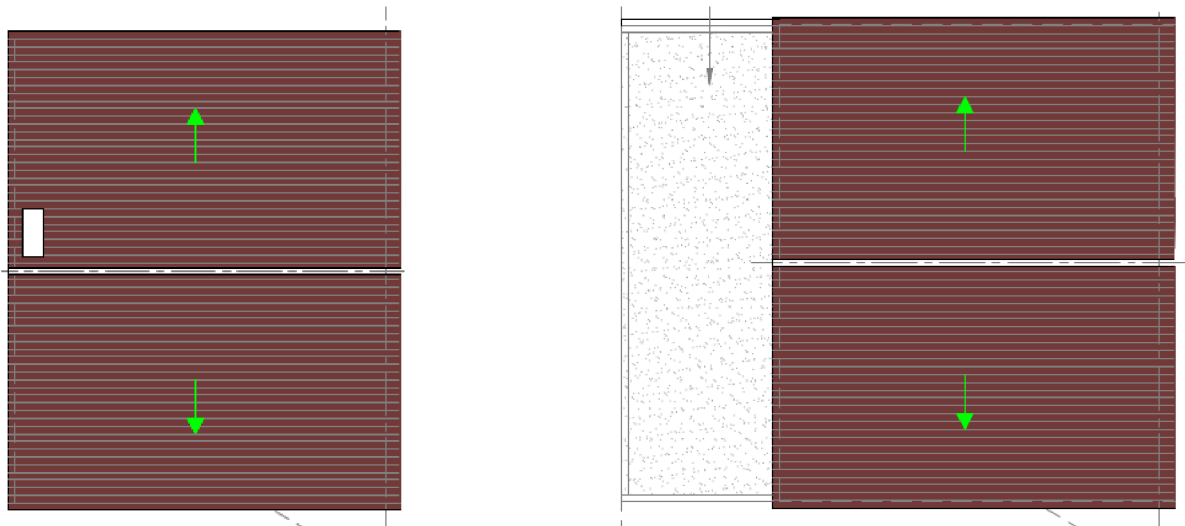
Existing



Proposed







Character and Appearance

The application site is a two storey semi detached house in use as a single family dwelling within the Riverview park estate. The property currently appears to have a shed/garage situated in the rear garden area which will be retained post development.

The proposal seeks to erect a single storey side extension with a flat roof with a width of 2.5m. The extensions front elevation shows a garage door and states the extension will be partially used as a garage. Assessment of the proposed garage will be undertaken in the latter sections of this report.

There are number examples of similar development within the vicinity, therefore the proposed would not be an out of character addition.



The extension is shown as being contained within the applicant's own boundary and is designed with materials to match the main dwelling. It should also be noted that the proposed development could potentially be erected without the benefit of planning permission.

Given the modest nature of the development and taking into account the surrounding developments the proposed is considered to comply with the requirements of CS19 Local Plan Core Strategy 2014.

Amenity of Future Occupiers

The proposal will not impact the existing garden area, so there are no concerns relating to the impact of development on occupier amenity. The proposal safeguards occupier amenity in line with the requirements of SPG2 Residential Layout Guidance 2020.

Neighbouring Amenity

The proposed development is not liable to impact the amenity of the adjoining semi known as No. 29 Vigilant Way as the development is located to the east of the application property and will not be visible from this dwelling.

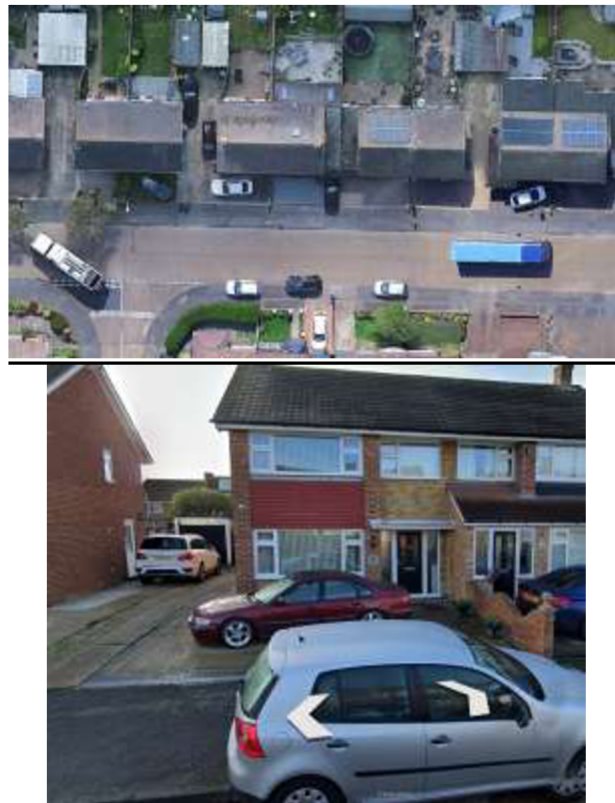
The property located to the east known as No. 25 Vigilant Way will not lose any privacy as there are no fenestrations proposed in the flank elevation and this will be further conditioned to safeguard neighbouring amenity.

In terms of loss of light or outlook, No.25 has a door located in its flank elevation which is likely an access into the kitchen and not a main window serving this room, therefore there are no concerns relating to a loss of light or outlook to this property.

The proposal safeguard neighbouring amenity in line with the requirements of SPG2 Residential Layout Guidance 2020.

Parking and Highways

The proposed development will build over an existing driveway, as can be seen from the below google image it would appear that parking on this driveway would require some “borrowing” of land from the neighbouring boundary.



The development will make it virtually impossible for any vehicle to use the drive. Under the adopted standards in SPG 4 - KCC Parking Standards (2006) a parking space should be 5m deep x 2.5m wide, and a preferred garage space for a single car should be 5.5m x 3.6m. The garage internally is a minimum of 4.5m by 2.5m. This is considerably below the minimum standard and it is likely that the area will be used for

domestic storage or the storage of bikes.

The frontage of the property is currently hard paved and used for off road parking, however due to insufficient depth, vehicles are seen as parking perpendicular to the highway. It would appear that the parking on this site is below the required standards and a refusal is not balanced as the applicant could undertake the proposed works without the benefit of planning permission in which case parking provision would not be considered at all.

Conclusion & Recommendation

The proposed development is recommended for permission subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	05.11.2025	Dated:	5 th November 2025